



January 21, 2021

Ms. Victoria Desidero, Planning Board Secretary  
Town of Southeast  
1 Main Street  
Brewster, NY 10509

Vincent Sapienza P.E.  
Commissioner

Re: **Notice of Public Hearing**  
**Town of Southeast Master Plan Route 22 Corridor**  
**Town of Southeast; Putnam County, NY**  
**DEP Log#: 2021-MUL-0012-SQ.1**

Paul V. Rush, P.E.  
Deputy Commissioner  
Bureau of Water Supply  
prush@dep.nyc.gov

Dear Ms. Desidero and Members of the Planning Board:

The New York City Department of Environmental Protection (DEP) has reviewed the Town of Southeast Planning Board's (Board) Notice of Public Hearing and reviewed the Town of Southeast Route 22 Draft Master Plan.

465 Columbus Avenue  
Valhalla, NY 10595

The Draft Master Plan outlines guidelines for development along the Route 22 Corridor and is an update to the 2014 Town of Southeast Route 22 Master Plan.

T: (845) 340-7800  
F: (845) 334-7175

DEP respectfully submits the following comments for the Board's consideration:

1. **Draft Master Plan, p.16** The conceptual plan shows that much of the proposed development, particularly for Section 2: Clocktower Commons to Brewster Town Center, will create impervious surfaces within limiting distances to watercourse and wetland setbacks. Other impervious surfaces that are also shown in proximity to wetland and watercourses include proposed sidewalks and bike trails. Note that the Watershed Regulations generally prohibit the construction of new impervious surfaces within 100 feet of watercourses and NYS regulated wetlands.
2. The conceptual plan also identifies "Gateway Open Space" on the parcel at the corner of Route 312 & 22. Please clarify what is meant by this term, as this parcel was formerly proposed for development that has not yet been realized.
3. **Infrastructure, pgs. 18 & 25** The report identifies the greatest barrier to development is the lack of infrastructure and further states that "...if private solutions do not come to fruition, the Town could assume control of private WWTPs to expand existing capacity." Along with the conceptual plan, an estimated flow volume of wastewater that is

expected to be generated should be included in the Master Plan. Also, a discussion of the available capacity of the identified WWTPs should be presented. Note that all three identified WWTPs contain surface discharges in phosphorus restricted basins and each are situated within the 60-day travel time to intake in the Croton drinking water supply system, and as such, may not be expanded without necessary variances from the Watershed Regulations.

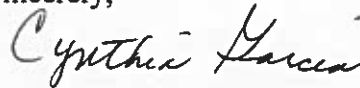
4. **Route 22 Bike Trails, p.19.** The draft plan states that the Town will explore opportunities to establish a bike trail on undeveloped DEP property on the south side of Bog Brook Reservoir to bypass a section of Route 22. This intact area of forest is crucial to DEP's ability to protect water quality in Bog Brook Reservoir, and has the added benefit of being relatively isolated from intensive recreational use. Further, a bike path in this location would provide direct, uncontrolled access to the Bog Brook dam, which would be undesirable from a security perspective. It would be preferable for the Town to explore developing a protected bike lane along Route 22 in this area, similar to what is being proposed along other portions of the Route 22 corridor. An alternative would be to consider a dirt trail.
5. **Landscape Design Guidelines, p. 20.** In the interest of consistent landscaping, the plan recommends that all street trees planted along the corridor be either American elm, white oak, or honey locust. Species selections for tree planting should be based on suitability for a given location, considering soil nutrient, moisture and light availability, and, in the case of trees near paved areas such as roads and parking lots, salt tolerance. A larger planting palette to ensure site suitability would be preferable. Increased species diversity also provides better long-term protection from insect and disease outbreaks, and provides better habitat for pollinators, birds and other wildlife. Honey locust is not native to this region and should not be encouraged as a planting choice. Further, although there are a handful of Dutch elm disease-resistant elm cultivars available, it would be better to recommend native species without known disease susceptibility. Other large native trees that could be considered might include sugar and red maple, black birch, red and pin oak, shagbark and pignut hickory, and basswood. Smaller trees and shrubs, such as hackberry, hazelnut, hawthorn, redbud, nine-bark, chokeberry, steplebush, bladdernut, serviceberry, and New Jersey tea, might also be appropriate to include as planting options.
6. **Preferred Tree and Shrub Lists, p. 24.** See comments on tree species diversity above. *Rosa rugosa* is not native to the US and is listed as an

invasive species in some states, although not currently in New York. Removing it from the preferred shrub list is recommended. *Hydrangea macrophylla* is also not native. Native replacements would include *Hydrangea arborescens* (wild hydrangea) and *Hydrangea quercifolia* (oakleaf hydrangea). *Juniperus* 'Sea Green' and 'Parsonii' are non-native juniper cultivars. Cultivars of *Juniperus horizontalis* or *Juniperus communis*, both native species, would be preferable. *Juniperus* 'Bar Harbor' is an acceptable cultivar of *Juniperus horizontalis*. The Latin name for goldenrod is *Solidago*, not *Silidago*.

Overall, the goal of this update seems to be increased development and increased pedestrian opportunities which may result in significant secondary impacts (e.g. increased impervious surfaces, water demand, and wastewater generation). As such, the Town should be prepared to mitigate those secondary impacts while facilitating a determination of Route 22 as either primarily a transportation corridor or primarily a commercial corridor.

Thank you for the opportunity to provide comments. You may reach the undersigned at [cgarcia@dep.nyc.gov](mailto:cgarcia@dep.nyc.gov) or (914) 749-5302 with any questions or if you care to discuss the matter further.

Sincerely,



Cynthia Garcia, Supervisor  
SEQRA Coordination Section

X: J. Petronella, NYSDEC Region 3  
P. Lenz, NYCDEP Watershed Lands & Community Planning

